



DATE: May 09, 2023

PROJECT: RFP 23-0400 Sale and Development of 3 Baylor Ave.

SUBJECT: Questions and Responses from Pre-Bid Conference held on May 3, 2023

Q1) Given current construction costs and the anticipated affordable selling price for this property, is the Trust prepared to provide additional subsidies if needed?

- While the RFP sets a goal for a subsidy at or below 1/3 of the total project cost, the Trust can provide additional subsidies, if needed.

Q2) Has Asbestos testing been completed on the property? Would the Trust consider completing an Asbestos assessment and sharing results with Proposers?

- The Trust has not had the property tested for Asbestos. If possible, the Trust will conduct an asbestos assessment and provide the results on or before May 30, 2023.

Q3) Can you provide information about the sewer connection? What is the location and depth of the sewer connection stub?

- As noted in the RFP, a stub for a sewer connection exists. The stub was created in September, 1988, and its current condition is not known.
- The connection is a 6" PVC pipe, at a depth of six (6) feet, as noted on the attached diagram provided by the Department of Public Works.

Q4) What is the condition of this property inside?

- The Trust had the property emptied of personal belongings.

Q5) The minimum requirements for the project include a few items, such as solar panels, that are not typically for affordable housing projects and add extra costs. Can Proposers provide separate costs for these items in case the Trust determines it necessary to reduce project costs?

- Proposers may, at their option, break out costs for specific items in the minimum requirements to allow for cost reduction and/or more cost-effective options.

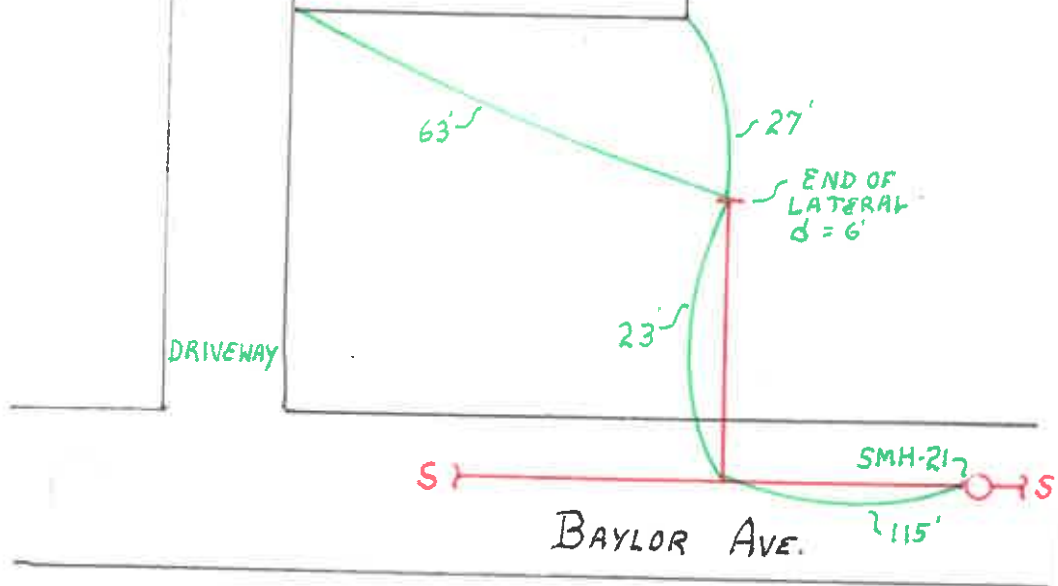
Q6) Can the Trust provide a plot diagram with measured markings indicating the allowed buildable area given current zoning requirements?

- The Trust will request this information from the Community Development Department and the Town Planner and will provide this to Proposers, if possible, on or before May 30, 2023.

DEPARTMENT OF PUBLIC WORKS



3 BAYLOR AVE.



DATE 9-1-88 FIELD OBSERVER G.E.G

JOB NO. 88.068.31 LOCATION 3 BAYLOR AVE.

DESCRIPTION OF INSTALLATION SEWER SERVICE

TYPE OF SERVICE S SIZE 6" TYPE OF MATERIAL PVC

MAKE OF GATE VALVE _____ CURB STOP MAKE & TYPE _____

LENGTH OF LATERAL _____ TYPE CORPORATION _____